

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- ___ Determined Eligible-National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Need Data
 - ___ Contributing to eligible National Register District
 - ___ Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.517.64** Parcel number(s):
- 2. Temporary resource number: **525419012**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **1201-1203 N Greenwood St Duplex (5PE.5815); 1207-1209 N Greenwood St Duplex (5PE.517.64)**
- 6. Current building name: **1201-1203 & 1207-1209 N Greenwood St Apartments**
- 7. Building address: **1201-09 N Greenwood Street**
- 8. Owner name: **Charles William McDaniel, Jr.**
- Owner organization:
- Owner address: **615 W 24th St**
Pueblo, CO 81003

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 of **SE 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533861** Northing: **4236550**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 44.59 feet of Lot 14 and all of Lots 15 and 16; Block 37**
Addition: **County Addition** Year of addition: **1869**
13. Boundary description and justification:
The boundary, as described above, contains but does not exceed the land historically associated with this property.
Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **4,088 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Shingle
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Porch**
Roof Treatment/Dormer
Window/Segmental Arch

21. General architectural description:
1207-1209 NORTH GREENWOOD STREET (Principal Building, 5PE.517.64)

Oriented to the east, this former duplex rests on a foundation of buff-colored, rock-faced, random-coursed sandstone ashlar. The mortar is raised and beaded. Basement windows are single-light hopper, beneath double-coursed segmental arches. A red, pressed-brick veneer clads the exterior walls of the first story. The brickwork features a protruding watertable and belt course corresponding to the sills of the first story windows. Unpainted, square-cut wood shingles cover the second story. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. Those opening in brick portions of the building have sandstone sills and flat arches; windows in shingled portions have white-painted wood surrounds, with projecting cornices. Opening on either side of the principal doorway and also at the center of the symmetrical front (east) facade are paired, 10-light casement windows. A hipped-roof porch spans much of the facade. It has a wrought-iron railing. The white-painted, Tuscan porch supports rest on brick pedestals. The supports are grouped in threes at the corners. Five concrete steps, flanked by wrought-iron railings, approach the center of the porch. Above them is a projecting pediment, resting on scrolled brackets. The frieze hosts a floral pattern. The principal doorways open in a recess at the center of the facade. A beadboard kneewall separates the doorways. Each doorway hosts a 2-panel, 1-light wood door, opening behind a black-painted, wood-frame screen door. Above them are single-light transoms. Flanking the outsides of the doors are

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divided-light sidelights. A 2-story, shed-roof porch spans the entire rear (west) elevation. Enclosing it are white-painted, particleboard sheets and bands of divided-light hopper windows, behind aluminum-frame storm windows. Three doorways open in the center of the porch structure. The outside doorways host 4-panel, 1-light, white-painted wood doors. The center doorway is open and contains wood steps. A concrete stoop approaches the doorways. White-painted, interlocking asphalt shingles cover the cross-hipped roof. White-painted wood fascia and soffit box the broadly overhanging eaves. A hipped-roof dormer protrudes from the roof's east-facing slope.

1201-1203 NORTH GREENWOOD STREET (5PE.5815)

Oriented to the east, this former duplex rests on a foundation of buff-colored, rock-faced, random-coursed sandstone ashlar. A single-car garage opening pierces the west end of the foundation's south elevation. It hosts paired, 4-light, beadboard doors, painted white. A red, pressed-brick veneer, with thin, pink mortar, clads the exterior walls. The brickwork features a protruding watertable; a corbelled belt course corresponding to the sills of the second-story windows; and a corbelled parapet. Windows are generally 2 (vertical)-over-1-light or 3 (vertical)-over-1-light, double-hung sash, with black- or white-painted wood frames. They open between rock-faced sandstone sills and flat arches. The window opening in the south end of the symmetrical (front) façade's first story is 1-over-1-light. The window opposite it is 3-over-2-light. A hipped-roof porch spans the façade. It has a white-painted wood balustrade and paneled, wood supports. The porch has a dentiled cornice. Three concrete steps approach the center of the porch. Above them is a pediment, the frieze of which contains a cartouche flanked by vines. The principal doorways open beneath the pediment. They host 7-panel, 1-light, glass-in-wood-frame doors, painted black, opening behind black-painted wood-frame screens. Above them are single-light transoms. A shed-roofed porch spans the rear (west) elevation and has a small second-story portion at its center. Enclosing the porch are white-painted sheets of particleboard. Doorways open in either end of the porch and in the center of the second-story section. White-painted wood steps approach the second-story doorway. Asphalt covers the shed roof.

22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest one- and two-story houses and commercial buildings. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the northwest corner of North Greenwood and West 12th streets. Separating the streets from the sidewalks is a packed-earth strip. Packed earth, lacking a formal yard or landscaping, covers the property. A buff-colored sandstone retaining wall, with pink sandstone cap, encircles the southern and eastern portions of the yard.

24. Associated buildings, features or objects:

1: Type: **Garage (associated with 5PE.517.64)**

Describe: **A 3-car garage is located on the northwest corner of the lot. Oriented to the east, the building rests on a concrete foundation. The walls consist of red-painted brick. Dominating the front (east) elevation are 3, steel, overhead-retractable garage doors, painted gray. The northernmost door has 2 lights. Rolled asphalt covers the shed roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1904**
 Source of Information: **Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.**
Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.
26. Architect: **unknown**
 Source of information:
27. Builder: **unknown**
 Source of information:

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28. Original Owner: **unknown**

Source of information:

29. Construction history:

According to Pueblo County Tax Assessor records, 1207-1209 (5PE.517.64) was constructed in 1904 and 1201-1203 (5PE.5815) in 1906. An analysis of the style, materials, and historical records corroborates these dates. The only notable alterations to both buildings have been the enclosure and reconfiguration of the rear porches. Both appear to have been remodeled sometime after 1980.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**32. Intermediate use(s): **Multiple Dwelling**33. Current use(s): **Multiple Dwelling**34. Site type(s): **Apartments**

35. Historical background:

The first of the two duplexes constructed on this property was 1207-1209 North Greenwood Street (5PE.517.64), which was completed in 1904. The 1201-1203 North Greenwood Street duplex (5PE.5815) was completed in 1906. Both appear to have always been operated as rental units. The following were the residents around 1910: Frank Newman resided in the 1201 unit. He was born in Michigan around 1875 and was a traveling salesman for a local dry goods company. In 1203 was Leold "Leo" Guggenheim, an auditor for the Union Trading Company and the city treasurer. He was born in Tennessee around 1875. His wife, Hattie Guggenheim, was born in Illinois around 1877. They had two daughters, Bernice and Subila. Living in the 1207 unit was Thomas Jones, who was born in Pennsylvania around 1860. His wife, Sarah Jones, was also born in Pennsylvania, around 1857. They had at least four children: Runeor, Ruth, John, and Lloyd. Dr. Herbert A. Black, physician and surgeon, lived in the 1209 unit.

Between 1920 and 1925, each of the duplex units was subsequently divided into 2 units. Thus each building now housed 4 units. The number of units only increased through the years.

One longtime resident was real estate agent Frank Hellman, who resided in the 1201 unit from around 1925 until his death more than 3 decades later. He arrived in Pueblo around 1892 and was a partner of B.V. Ruppel in the real estate business. His wife was Blanche Hellman. Frank Hellman died on December 13, 1958.

Charles William McDaniel Jr., the current owner, purchased this property in 1984. He continues to operate it as two apartment buildings.

36. Sources of information:

Pueblo County Office of Tax Assessor. Property information card [internet].

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 10B.

"Hellman (Frank)" [obituary]. Pueblo Chieftain, 14 December 1958, p. 5B.

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Pueblo Standards for Designation:

1a. History Have direct association with the historical development of the city, state, or nation; or1b. History Be the site of a significant historic event; or1c. History Have direct and substantial association with a person or group of persons who had influence on society.2a. Architecture Embody distinguishing characteristics of an architectural style or type; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. Architecture Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation;2d. Architecture Portray the environment of a group of people or physical development of an area of the city in an era of history characterized by a distinctive architectural style.3a. Geography Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. Geography Make a special contribution to Pueblo's distinctive character.Not Applicable Does not meet any of the above Pueblo landmark criteria.39. Area(s) of Significance: **Architecture**40. Period of Significance: **1904, 1906**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant Pueblo Local Landmark criterion 1A for its association with the 20th-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct large homes in the latest contemporary suburban styles. Some of these professionals resided in upscale duplexes, such as these. As well, the buildings are architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an examples of classically inspired duplexes. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1904 and 1906, these former duplexes exhibit a moderately high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The only notable alterations have been isolated to the rear porches. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data

45. Is there National Register district potential? Yes No

Discuss: **Pueblo's North Side Neighborhood represents the evolution of the city's professional middle and upper classes. Its diversity of architectural styles and forms directly represents the city's changing economic and cultural climates. As well, the neighborhood is distinctive because it appears to have evolved independently of the area's dominant industry, steel manufacturing.**

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): greenwoodstn1201-09
 Negatives filed at: **Special Collections**
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290

48. Report title: **Pueblo North Side Neighborhood Survey**

49. Date(s): **08/09/05**

50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, L.L.C.**

52. Address: **PO Box 419**
Estes Park, CO 80517-0419

53. Phone number(s): **(970) 586-1165**

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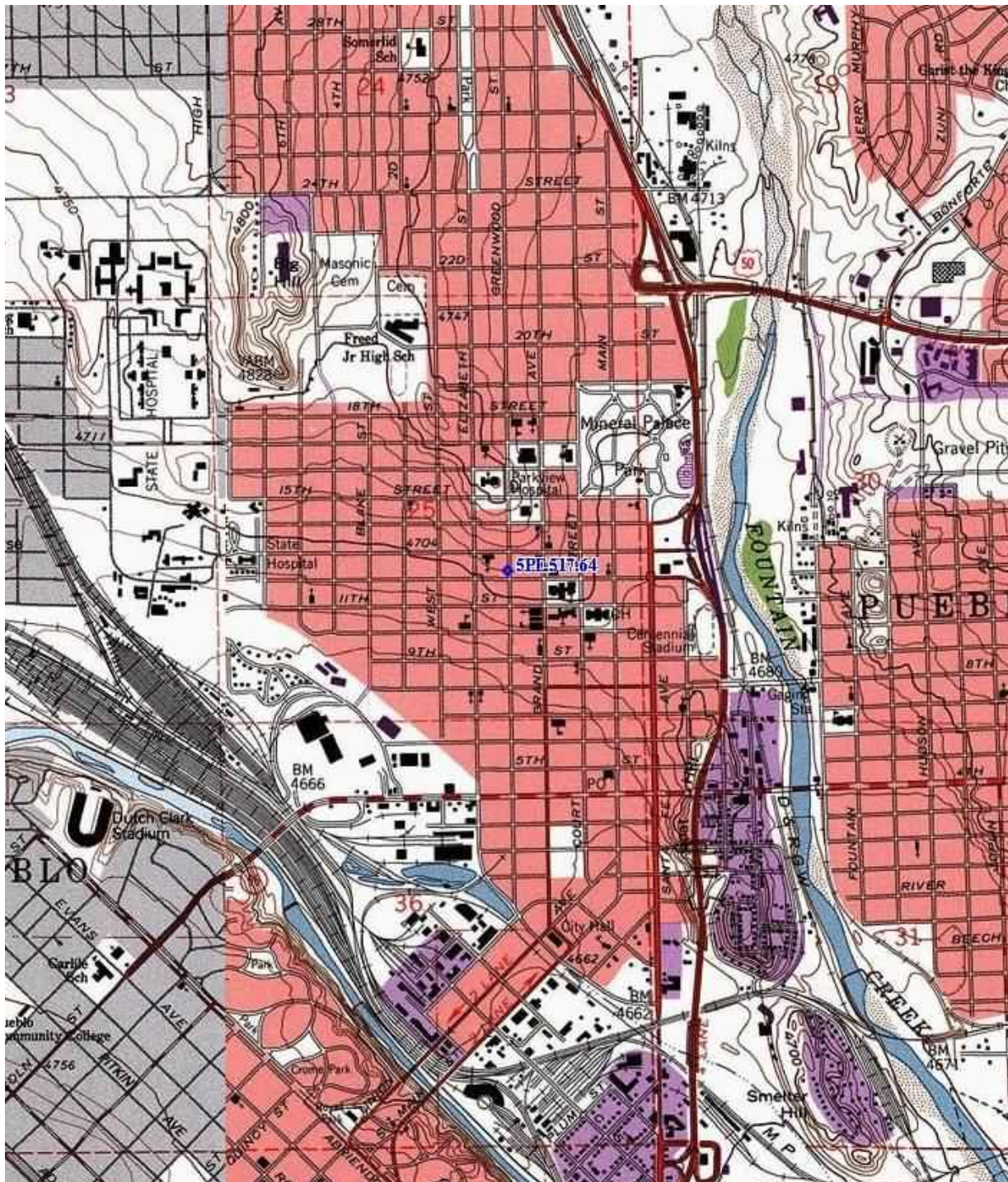
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)